



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-104243-25

In the matter of: 6B, 1 ELGIN ST N
ACTON ON L7J2B2

Between: KYOON TAE (KEVIN) KIM Landlord

And

DAVID BLECHSCHMIDT Tenant

KYOON TAE (KEVIN) KIM (the 'Landlord') applied for an order to terminate the tenancy and evict DAVID BLECHSCHMIDT (the 'Tenant') because:

- the Tenant has been persistently late in paying the Tenant's rent.

Mediation was held on January 27, 2026. The following parties participated in the mediation: The Landlord's representative, Angelique Abadeen, and the Tenant, David Blechschmidt.

The parties consented to the following order. I was satisfied that the parties understood the consequences of their consent.

On consent of the parties, it is ordered that:

1. The Tenant shall pay the lawful monthly rent in full and on time for a period of 12 months from February 1, 2026 to January 1, 2027.
2. If the Tenant fails to comply with the conditions set out in paragraph 1 of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenant.
3. The Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application.
4. The Tenant shall pay to the Landlord the amount set out in paragraph 3 in accordance with the following schedule:
 - **\$100.00 on or before February 1, 2026.**
 - **\$86.00 on or before March 1, 2026.**
5. If the Tenant does not pay the Landlord the full amount owing on or before March 1, 2026, the Tenant will start to owe interest. This will be simple interest calculated from March 2, 2026 at 4.00% annually on the balance outstanding.

February 3, 2026
Date Issued

Rolland Roopchand
Hearings Officer, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor,
Toronto ON M7A 2G6

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.